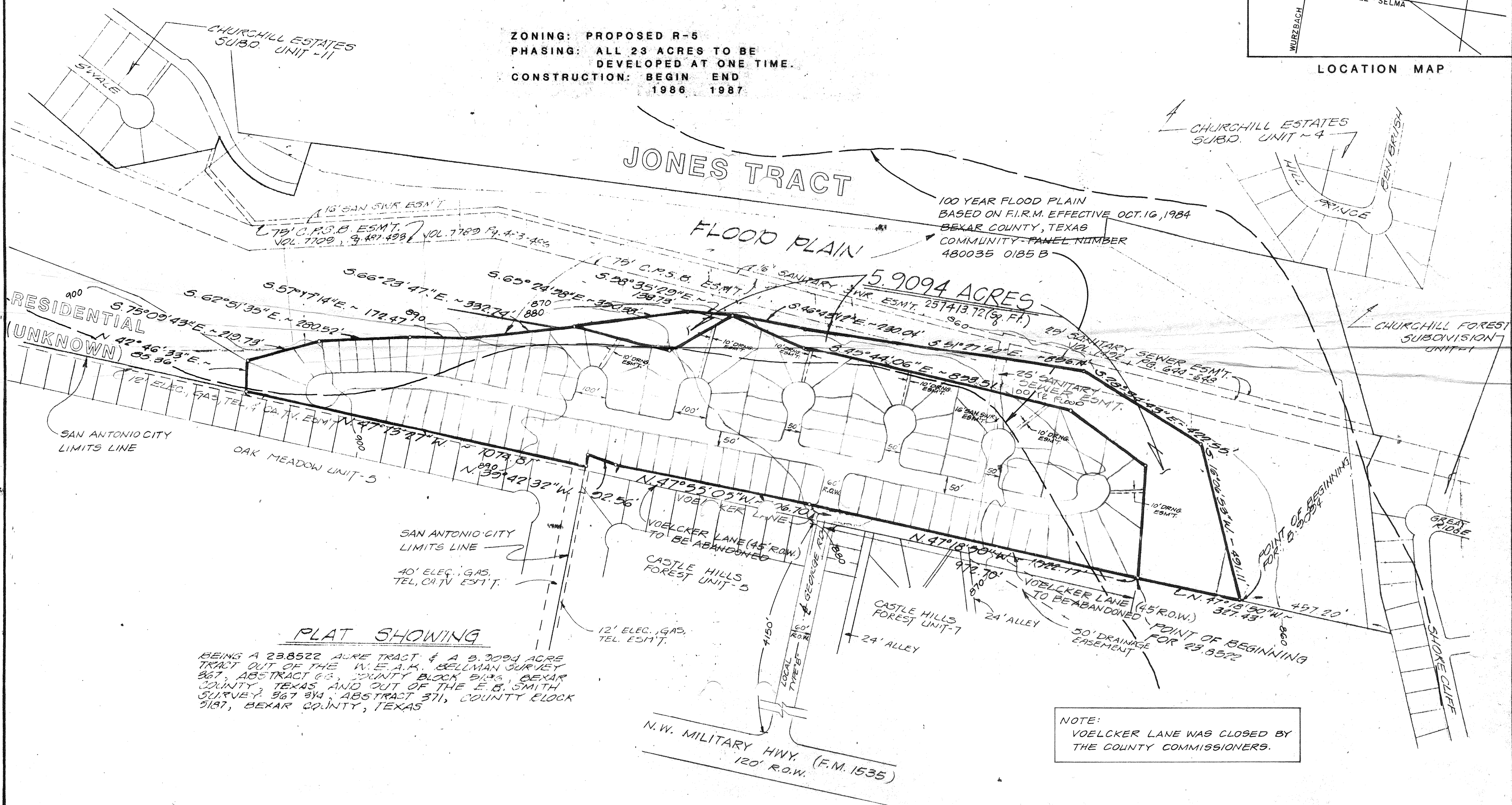


NORTH

A hand-drawn map showing the proposed location of Wurzbach Road. The map includes labels for 'SITE' (a building with a chimney), 'VOELCKER', 'SALADO CREEK', 'BLANCO ROAD', 'N. W.', 'MILITARY HWY.', 'LOCKHILL - SELMA', 'WURZBACH RD.', and 'WEST AVE.'. A dashed line indicates the proposed road route, and a box contains the text 'WURZBACH ROAD AS PER MAJOR THOROUGHFARE MAP'.

LOCATION MAP



NOTE:
VOELCKER LANE WAS CLOSED BY
THE COUNTY COMMISSIONERS.

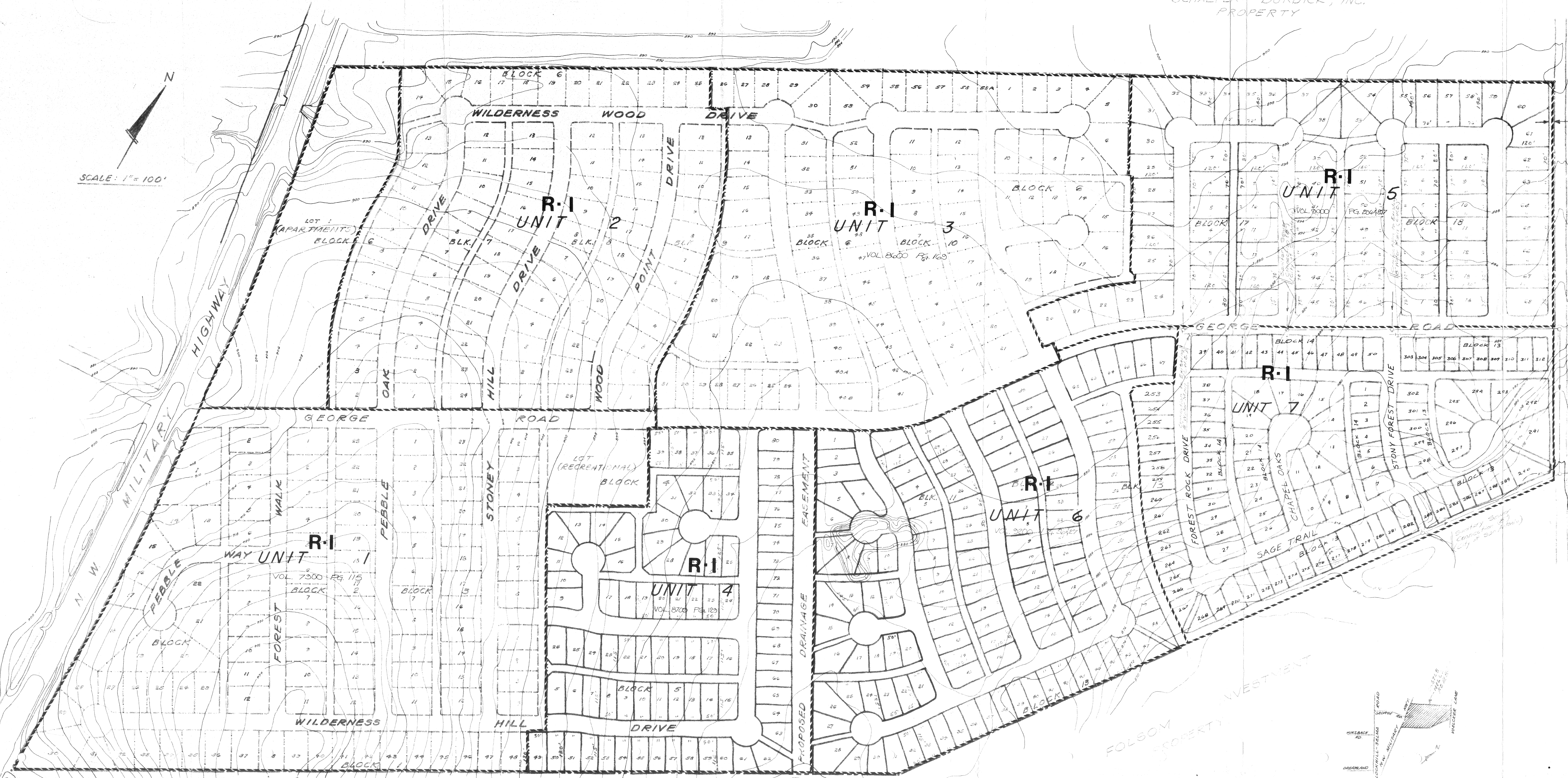
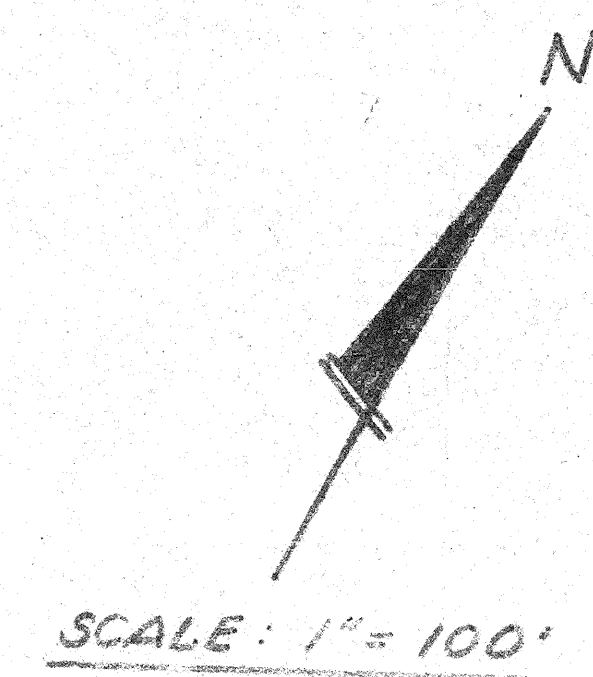
40

LOT LAYOUT BY:
PAPE-DAWSON ENGINEERS

SURVEY BY: FERNANDEZ, FRAZER, WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS

PAPE-DAWSON ENGINEERS

JOB NO.: 2399-00



15' DEDICATION FOR
WIDENING OF VOELCKER
LANE.

LOCATION MAP

NOTE:
CASTLE HILLS FOREST UNIT-7 IS
THE LAST UNIT TO BE DEVELOPED
WITHIN THIS PROPERTY.
OWNER: CASTLE HILLS FOREST, INC.
ADDRESS: 1635 N.E. LOOP 410, SUIT 200
TELEPHONE: 520-0636

DEVELOPMENT PLAN OF CASTLE HILLS FOREST

PAPE-DAWSON **PD** ENGINEERS

#40

RECEIVED
JUL 14 1983
DEPARTMENT OF PLANNING
Subdivision Section

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. # 85-15-63-00
(To be assigned by the Planning Dept.)

CASTLE HILLS FIRST #8
P.O.A.D.P. NAME

Schaefer - Bendick Homes
NAME OF DEVELOPER/SUBDIVIDER

1635 N.E. Loop 410, Suite 200
ADDRESS 78209

PHONE NO.

Pape & Dawson Eng. Co.
NAME OF CONSULTANT

9310 Broadway, 78217
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE along the N.W. R.O.W. line of Voelcker Ln.,
north of N.W. Military Hwy (FM. 1535).

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

- () City Water Board
() Other District _____
Name
() Water Wells

PROPOSED LAND USE

- () Single Family
() Duplex
() Multi-Family
() Business
() Industrial

PROPOSED SEWER SERVICE

- () City of San Antonio
() Other System _____
Name
() Septic Tank(s)

DATE FILED Nov. 8, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

Nov. 26, 1985
(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____
COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use
shall include, at least the following information:

- _____ (a) Perimeter property lines;
_____ (b) Name of the plan and the subdivisions;
_____ (c) Scale of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial,
and local type "B" streets (clearly identified) and their relation-
ship to any adjacent major thoroughfares; and any proposed alterna-
tive pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known,
proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way
widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the
most current Flood Insurance Rate Maps published by the Federal
Emergency Management Agency for the City of San Antonio and/or Bexar
County;
_____ (j) Location map indicating the location and distance of the POADP in
relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-14-63-80
(To be assigned by the Planning Dept.)

CASTLE HILLS FOREST UNIT-7
P.O.A.D.P. NAME

CASTLE HILLS FOREST INC.
NAME OF DEVELOPER/SUBDIVIDER

1635 N.E. LOOP 410 SUITE 200
ADDRESS

828-0636
PHONE NO.

PAPE - DANSON (GARY SUMMERS)
NAME OF CONSULTANT

9310 BROADWAY 78217
ADDRESS

8249490
PHONE NO.

GENERAL LOCATION OF SITE EAST OF THE INTERSECTION OF N.W. MILITARY
HWY. & GEORGE RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family
☐ Duplex
☐ Multi-Family
☐ Business
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

DATE FILED July 14, 1983

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Aug. 11, 1983
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Jan. 1985
(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REQUIRED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use,
shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

December 17, 1985

Dennis Hoyt, P.E.
Senior Project Manager
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Hoyt:

The POADP Committee has reconsidered the conceptual plan for Castle Hills Forest Unit-8 as you requested. Although the scheme does not constitute a POADP your interest in filing the plan for staff review is appreciated. Based on the information you provided in your letter dated December 6, 1985, the Committee and staff concurred with the plan as submitted.

Sincerely,

A handwritten signature in cursive script that reads "McNeal".

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/EG/hdlv



Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

November 26, 1985

Pape & Dawson Engineering Co.
Mr. Dennis Hoyt
9310 Broadway
San Antonio, Texas 78217

RE: Castle Hills Forest Unit-8
File #85-15-63-20

Dear Mr. Hoyt:

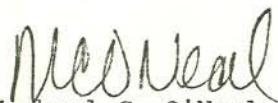
Thank you for meeting with the staff to discuss the development proposal for Castle Hills Forest Unit-8. The issues involved access to the Jones Tract across the flood plain as shown on the Churchill POADP, the proposed abandonment of Voelcker Lane, and related recommendation to redesign Castle Hills Forest Unit-8 in order to maintain public access to adjoining properties. With regard to access to the Jones Tract, it is our understanding that you will coordinate accessibility to the subject tract and the need to revise the Churchill Estates POADP consistent with your design. Additionally as discussed, you will present for your client's consideration an optional subdivision design which will include Voelcker Lane in the design work in order to have access to your development and adjoining properties.

This plan will be held in abeyance pending the amended Churchill Estates POADP and your consideration of redesigning of your plan.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/EG/sm

cc: J.H. Uptmore, 3740 Colony Drive, San Antonio, Texas 78230



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

July 21, 1983

Pape-Dawson Engineers
Attn: Mr. Gary Summers
9310 Broadway
San Antonio, Texas 78217

Re: Castle Hills Forest

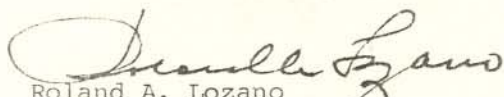
Dear Mr. Summers:

Please be advised that the review of the Preliminary Overall Area Development Plan (POADP) for Castle Hills Forest File #83-14-63-80 has been completed. More specifically, said review was concentrated on Unit 7 which is the only area for which a plat has not been approved or recorded. Analysis of the proposal is that it is in general compliance with Chapter 36 of the City Code.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/lya

cc: Dean Chadwick, Traffic Engineering

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

RECEIVED
1985 NOV 18 AM 11:37
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

TO: POAPD Staff Review Committee
FROM: Traffic Engineering Section, Public Works Dept.
COPIES TO: E. Guzman, B. Burman, R. Ramos, J. Garza, M. O'Neal
SUBJECT: Voelker Lane at Castle Hills Forest Unit 8

Date 11/18/85

The Traffic Engineering Section of Public Works has reviewed the need for Voelker Lane and offer the following comments and observations:

1. Much of Voelker south of this plat is in a flood plain and should be abandoned. A complete new road location will be needed for the developable land.
2. County Commissioner and City Council Action plus neighborhood hysteria almost mandate the abandonment of Voelker Lane.
3. To bridge the Salado for the "Jones" tract on the east side of the creek bank is not a financially viable project.
4. Marbach Road extension and Huebner Road extension will give the "crosstown" connection so muchly needed to tie this end of the City together.
5. It would be well to abandon Voelker as a street and physically vacate any portion not required for utility easement.
6. A 24 foot alley could be retained in place of Voelker to connect George Road at existing Voelker to the 24 foot alley about 150 feet south of and parallel to George Rd.

Committee comments were to the following:

① Ultimately notify engineer that this plan is not consistent with the POAPD plan of Churchill Estate which provides for a bridge crossing to state street from George Rd. to Jones tract.

② Deam is supposed to address the traffic circulation pattern along George Rd. from Military Hwy with the deletion of Voelker Lane.

O. Chadwick, P.E.
FIC PLANNING ENGINEER

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: Feb

FROM: _____

COPIES TO: _____

SUBJECT: History

Date _____

① Submitted Nov. 8, 1985
② Response Nov. 26, 1985 requests alternate plan

Dennis Hoyt, E.
Senior Project Manager
9310 Broadway
San Antonio Texas
78217

Date Dec. 16., 1988

Mr Hoyt:
Dear Dennis:

The POADP Committee

Staff has reconsider the conceptual plan for
Castle Hills Forest Unit-8 as you requested.

Although the scheme does not constitute a
POADP. your interest in filing the plan for
staff review is appreciated. ~~It~~ Based on

the information you provided in your
letter dated Dec 6, 1985, ^{the Committee} ~~we have reevaluated~~
~~the initial concern raised. by the staff and~~

~~we have concurred with~~ the plan as submitted.

Mike

R.G. M.O.O.

12.16.88
Ray
This is for your info
please pass on for Mike's
review & comment.
MAD
(P.R.)

Eddie

December 20, 1985

Mr. Mike O'Neal
Planning Administrator
City of San Antonio
Planning Department
P. O. Box 9066
San Antonio, Texas 78285

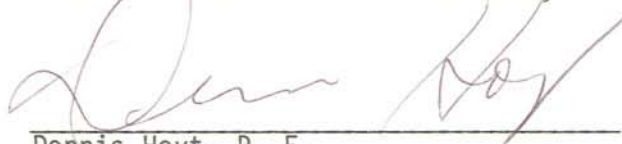
Re: Castle Hills Forest Unit-8

Dear Mike:

Pursuant to your letter dated December 17, 1985 in connection with Castle Hills Forest Unit-8, we are proceeding with the preparation of final plans on this project. Our plat and/or plans will be based upon the assumption that Voelker Lane is closed and that no dedication will be required along our boundary line at Voelker Lane.

Please contact us if you have any questions in connection with this matter.

Best Regards,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis Hoyt, P. E.
Senior Project Manager

cc: Art Burdick - Schaefer Burdick Homes
Eddie Guzman - City of San Antonio

DKH/dd

2399-00
L7-1.66/1.1(121985)

December 6, 1985

Mr. Mike C. O'Neal, Planning Administrator
City of San Antonio
Department of Planning
P. O. Box 9066
San Antonio, Texas 78285

Re: Castle Hills Forest Unit-8

Dear Mike:

This letter will serve to follow up on my meeting with the Preliminary Overall Area Development Plan (POADP) Committee and your subsequent letter, dated November 26, 1985, in connection with Castle Hills Forest Unit-8.

With regard to the Churchill Estates POADP, we have talked to Albert Fernandez, and he indicates that they will submit a revised POADP, deleting the area which involves the property which Uptmore and Associates sold to Schaeffer-Burdick Homes. This revision will include the deletion of the bridge across the Salado Creek to the Jones tract.

In reference to the concerns expressed about access to the Jones tract, we have talked with Mr. Hite at Uptmore & Associates who confirmed that access to the Jones tract was guaranteed through Churchill Estates, consistent with an instrument recorded in Deed Book 7515, Page Number 413. A copy of the instrument is enclosed. Also, we were in the field and determined that, in fact, the driveways to serve the Jones tract do come through Churchill Estates, and that the driveways extending towards Voelcker Lane are in poor state of repair and are obviously being used on a regular basis as access to the homes in the Jones tract.

We did discuss with Mr. Art Burdick a possibility of revising the basic layout of Castle Hills Forest Unit-8. Mr. Burdick has decided that he would prefer to retain the layout previously submitted, rather than to use any of your suggested revisions. We believe that with the access problems to the Jones tract solved, that Mr. Burdick's decision to retain the previous layout should not have any negative impact upon traffic circulation in the area.

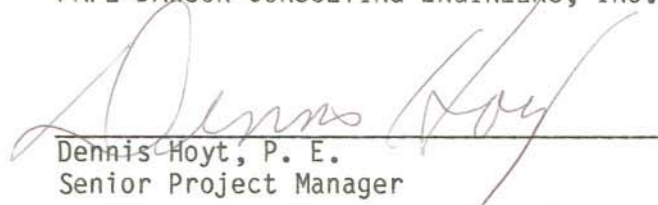
Please bear in mind that Mr. Burdick is in favor of, and wishes to have Voelcker Lane closed to through traffic. However, he does not wish to have the plat of Castle Hills Forest Unit-8 directly tied to the closing of Voelcker Lane. If the timing for the closure, the vacated space could be incorporated into the back yards of the adjacent properties.

Since this is a one-unit subdivision, we understand that a POADP is not necessary. However, we would like planning staff's concurrence as to our approach before we proceed further into the final design elements of the project.

Mr. Mike O'Neal
City of San Antonio
Planning Department
RE: Castle Hills Forest Unit-8
December 6, 1985
Page 2 of 2

If you have any questions or need any further information in this regard, please contact us. Otherwise, we would like to have the POADP Committee reconsider this matter at the earliest possible date. I would like to attend the meeting unless you and I can discuss and agree on matters before the meeting.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis Hoyt, P. E.
Senior Project Manager

cc: Mr. Art Burdick

DH/dd

2399-00
L7-1.44/1.2(120685)

RECEIVED
1988 APR 12 AM 11:20

DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
10-217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
75- 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20- 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46- 189	Eastwood Industrial Park

UNKNOWN

7- 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

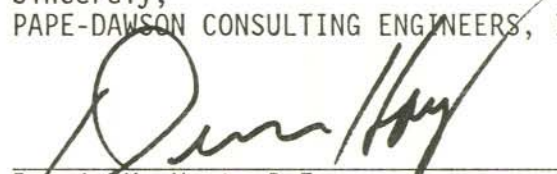
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	JULY 14, 1983	Job No.	1616.07
Attention	MR. EDWARD GUZMAN		
Re:	CASTLE HILLS FOREST, UNIT-7		

TO CURRENT PLANNING
PLAZA DE ARMAS
CITY OF SAN ANTONIO

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			SEPIA, ROADP FOR CASTLE HILLS FOREST, U-7
3			BLUELINES

RECEIVED
 1983 JUL 14 PM 3:23
 DEPT. OF PLANNING
 CURRENT

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

MR. GUZMAN
— CASTLE HILLS FOREST UNIT-7 IS THE LAST
DEVELOPMENT OF THIS TRACT OF PROPERTY
(CASTLE HILLS FOREST). PLEASE REVIEW & INFORM
ME OF YOUR DETERMINATION. THANK YOU FOR
YOUR TIMELY REVIEW, IN ADVANCE.

COPY TO _____

SIGNED Gayle Summer P.E.

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	11.8.85	Job No.	2399.00
Attention	WILLIE VANN		
Re:	CASTLE HILLS FOREST UNIT 8		

TO PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5		1	B/L P.O.A.D.P. PLANS

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

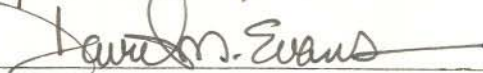
REMARKS

WILLIE: THE ONLY THING WE ARE CHANGING IS THE NAME OF THE SUBDIVISION FROM VOELCKER LANE 23 ACRES TO CASTLE HILLS FOREST UNIT 8. IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION, DON'T HESITATE TO CALL ON US.

COPY TO

FILE / DKH

SIGNED

THANK YOU


524150

EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

I
I
I

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 1st day of February, 1960, W. Ray Jones and wife, Argie Irene Jones, and Cliftine Jones Patton Oakes, entered into an agreement with H. B. Zachry Properties, Inc. concerning access and ingress and egress to their 47.99 acre home tract (said agreement being attached hereto and incorporated herein for all purposes as Exhibit "A"); and

WHEREAS, J. H. Uptmore & Associates, Inc., as the successor to H. B. Zachry Properties, Inc., is currently subdividing and developing their property adjacent to the 47.99-acre home tract; and

WHEREAS, J. H. Uptmore & Associates, Inc., desires to implement the agreement of February 1, 1960;

NOW, THEREFORE, J. H. UPTMORE & ASSOCIATES, INC. does grant unto W. Ray Jones and wife, Argie Irene Jones, and Cliftine Jones Patton Oakes, a feme sole, their heirs and assigns, as follows:

W I T N E S S E T H :

That J. H. UPTMORE & ASSOCIATES, INC., acting herein by and through its duly authorized officers, does hereby GIVE and GRANT unto RAY JONES and wife, ARGIE IRENE JONES, and CLIFTINE JONES PATTON OAKES, a feme sole, their heirs and assigns, two Temporary Easements for ingress and egress over and across the following tracts of land owned by Grantor, to-wit:

TRACT ONE

A 0.403 of an acre tract of land being a 50 strip adjacent and parallel to Proposed Enchanted Forest North Subdivision Unit 1 said tract being out of a 245.960 acre tract being Tract 2 as recorded in Volume 6183, Page 214, Deed and Plat Records, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point on the Southwest R.O.W. of proposed Blanco North Drive said point being N 36°09'06" W, 128.53 feet from the point of curvature on said Southwest R.O.W. of Blanco

wa 7515 m4413

North Drive at its intersection with the North R.O.W. of proposed Front Royal Drive, said point also being a point on the North line of said subdivision;

THENCE S 64°36'28" W, 361.20 feet along said North property line of proposed Lots 1, 2, 3 & 4, Block 5, of said subdivision to a point on the East line of said subdivision, said point also being the Southwest corner of this tract;

THENCE N 13°15'37" W, 51.143 feet along the extension of said East line to a point for the Northwest corner of this tract;

THENCE N 64°36'28" W, 340.95 feet along a line to a point on the Southwest R.O.W. line of proposed Blanco North Drive for the Northeast corner of this tract;

THENCE S 36°09'06" E, 50.90 feet along R.O.W. line to the place of beginning and containing (17554.001 sq. ft.) 0.403 of an acre tract of land, more or less.

TRACT TWO

A 2.245 acre tract of land out of a 346.81 acre tract recorded in Volume 6183, Page 214, Deed Records of Bexar County, Texas, being out of the J. Smith Survey 367 1/4, Abstract 730, C. B. 4982, W.E.A.K. Bellaman Survey 368, Abstract 67, C. B. 4981, and out of the Ray Jones Home Tract as recorded in Volume 2033, Page 530, Deed Records of Bexar County, Texas, being out of the W.E.A.K. Bellaman Survey 367, Abstract 66, C. B. 5186, and being more fully described by metes and bounds as follows:

Beginning at a point for the Northeast corner of this tract, said point being N 54°45'36" W, 1148.94 feet from the most Westerly corner of Shearer Oaks Subdivision as recorded in Volume 3025, Page 377, Bexar County Deed and Plat Records;

THENCE S 65°47'57" W, 957.04 feet along a line to a point of an interior corner;

THENCE S 07°49'32" E, 961.13 feet along a line to a point for the Southeast corner of this tract;

THENCE S 82°10'28" W, 50.00 feet along a line to a point for the Southwest corner of this tract;

THENCE N 07°49'32" W, 998.55 feet along a line to a point for an exterior corner;

THENCE N 65°47'57" E, 994.46 feet along a line to a point for the Northwest corner of this tract;

THENCE S 74°12'03" E, 50.00 feet along a line to a point of beginning and containing 2.245 acres of land, more or less.

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STATE OF TEXAS
COUNTY OF BEXAR

WHEREAS, on the 1st day of February, A.D., 1960, W. Ray Jones and wife, Argie Irene Jones, and Cliftine Jones Patton Oaks joined by her husband, George C. Oaks, executed and delivered unto E. B. Zachry Properties, Inc. a General Warranty Deed to 100.05 acres of land out of the E. B. Smith Survey 367-3/4, Abstract 731, County Block 5187; J. B. Thompson Survey 84, Abstract 741, County Block 4983; S. H. Dobie Survey 79, Abstract 841, County Block 4985; and P. Caldwell Survey 83, Abstract 124, County Block 4984, in Bexar County, Texas, which deed is to be recorded in the Deed Records of Bexar County, Texas; and

WHEREAS, on the 1st day of February, A.D., 1960, Ray Jones and wife, Argie Irene Jones, executed and delivered unto E. B. Zachry Properties, Inc. a General Warranty Deed to 245.96 acres of land out of the W. E. A. K. Bellaman Survey 368, Abstract 67, County Block 4981; J. Smith Survey 367-1/4, Abstract 730, County Block 4982; and W. E. A. K. Bellaman Survey 367, Abstract 66, County Block 5186, in Bexar County, Texas, which deed is to be recorded in the Deed Records of Bexar County, Texas;

WHEREAS, the parties have made an agreement between themselves with respect to certain matters pertaining to such lands and wish to place the same in a written memorandum of agreement;

NOW, THEREFORE, THIS AGREEMENT between W. Ray Jones and wife, Argie Irene Jones, and Cliftine Jones Patton Oaks joined by her husband, George C. Oaks, and E. B. Zachry Properties, Inc.,

WITNESSETH:

I.

Both parties understand that at the present time Ray Jones, et al are using two private farm lanes for ingress and egress to the 47.99 acres principally in the W. E. A. K. Bellaman Survey No. 367 to which they have retained title; the first of said lanes beginning on Voelcker Lane near the southeast corner of the W. E. A. K. Bellaman Survey No. 367 and proceeding in a northwesterly direction to the south line of the 47.99 acre retained tract, and the second of such lanes beginning at the northeast corner of the 245.96 acre tract conveyed to E. B. Zachry Properties, Inc. and on the south line of Tract 11, Shearer Oaks Subdivision, Bexar County, Texas, and extending in a southwesterly direction to the north line of the 47.99 acre retained tract. E. B. Zachry Properties, Inc. agrees that Ray Jones, et al may continue to have access to the retained 47.99 acre tract along the general route of both of the present private lanes; provided, however, that E. B. Zachry Properties, Inc. in its subdivision and development of its acreage may move the location of such private lanes and shut off the old private lanes as it becomes necessary and convenient in developing such land - always allowing access to such 47.99 acre retained tract from the Voelcker Lane and the south line of Tract 11, Shearer Oaks Subdivision. It is understood that such private lanes shall not constitute a title easement over any specific part of said land and when E. B. Zachry Properties, Inc. in its subdivision and development of its land dedicates to the public and opens for traffic a public street or streets to accomplish the purpose of these private lanes that all rights of use of private lanes by Ray Jones, et al shall cease.

II.

E. B. Zachry Properties, Inc. hereby grants unto Ray Jones, et al the privilege of grazing a reasonable number of cattle upon all of the land conveyed by the two deeds above described. This privilege of grazing shall be upon the condition that such land shall not be over-stocked so as to damage the same and upon the condition that the same may be terminated in whole or in part upon 60 days notice by E. B. Zachry Properties, Inc. to Ray Jones. Both parties understand that E. B. Zachry Properties, Inc. shall have no responsibility to repair or maintain

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fences or gates surrounding any part of such property. Both parties further understand that notwithstanding this grazing privilege H. B. Zachry Properties, Inc., its agents, servants and employees may enter upon such land at any and all reasonable times for the purpose of surveying, inspecting, planning, making tests, topographical maps and doing anything else necessary or desirable to plan the subdivision and use of such land. It is specifically understood that H. B. Zachry Properties, Inc., its agents, servants and employees shall have the right and privilege to cut any growth which it feels is necessary or desirable in connection with its work on such land.

III.

H. B. Zachry Properties, Inc. hereby grants unto Ray Jones the privilege to hunt on the land conveyed by the two deeds above described when the same will not interfere with the work and development of such land by H. B. Zachry Properties, Inc., provided that Ray Jones shall not be entitled to kill more than two (2) deer per year on such property. It is further agreed that this privilege may be terminated by H. B. Zachry Properties, Inc. at any time after two (2) years from date hereof.

EXECUTED IN DUPLICATE ORIGINALS this the 1st day of February, A.D., 1960.

W. RAY JONES

ARGIE IRENE JONES

CLIFFINE JONES PATTON OAKS

GEORGE C. OAKS

H. B. ZACHRY PROPERTIES, INC.

By: President

ATTEST:

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Pls. Return to:
Mr. Stanley H. Schaefer
Suite 620
OAKMAN III
JAN 24 - 1960

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FILED IN MY OFFICE
JAMES W. KNIGHT
COUNTY CLERK, BEAR CO.

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STATE OF TEXAS
COUNTY OF BEAR
I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me and was duly
RECORDED in the Volume and Page of the DEED RECORDS
of Bear County, Texas, as stamped herein by me.

JAN 22 1975



James W. Knight
COUNTY CLERK
BEAR COUNTY, TEXAS